

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

In re:)	Chapter 11
)	
OTB HOLDING LLC, <i>et al.</i> , ¹)	Case No. 25-52415 (SMS)
)	
)	(Jointly Administered)
Debtors.)	
)	Related Docket Nos. 94, 172

**FIRST NOTICE OF SALE OF CERTAIN OF THE DEBTORS' DE MINIMIS ASSETS
FREE AND CLEAR OF LIENS, CLAIMS, ENCUMBRANCES, AND INTERESTS
PURSUANT TO SECTION 363 OF THE BANKRUPTCY CODE**

PLEASE TAKE NOTICE that on April 1, 2025, the United States Bankruptcy Court for the Northern District of Georgia (the “Court”) entered the *Order (I) Approving Procedures for De Minimis Asset Sales and (II) Granting Related Relief* [Docket No. 172] (the “De Minimis Asset Procedures Order”), which authorizes the sale of the Debtors’ assets pursuant to the procedures set forth in the De Minimis Asset Procedures Order.²

PLEASE TAKE FURTHER NOTICE that pursuant to the De Minimis Asset Procedures Order and the Federal Rules of Bankruptcy Procedure 6004(f)(1), the above-captioned debtors and debtors-in-possession (collectively, the “Debtors”) are required to file a report of sale upon completion of the sale of any De Minimis Assets.

PLEASE TAKE FURTHER NOTICE attached hereto as Exhibit A is a summary of all the De Minimis Assets sales consummated prior to the date hereof.

PLEASE TAKE FURTHER NOTICE that pursuant to the terms of the De Minimis Asset Procedures Order and section 363(f) of the Bankruptcy Code, the assets listed on Exhibit A were sold free and clear of all Liens, if any, with any and all such valid and perfected Liens to attach to the proceeds of the sales with the same validity, priority, force, and effect such

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, include: OTB Holding LLC (3213), OTB Acquisition LLC (8500), OTB Acquisition of New Jersey LLC (1506), OTB Acquisition of Howard County LLC (9865), Mt. Laurel Restaurant Operations LLC (5100), OTB Acquisition of Kansas LLC (9014), OTB Acquisition of Baltimore County, LLC (6963). OTB Holding LLC’s service address is One Buckhead Plaza, 3060 Peachtree Road, NW, Atlanta, GA 30305.

² Capitalized terms used but not defined herein shall have the meaning ascribed to such term in the De Minimis Asset Procedures Order.



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Liens had on the property immediately prior to the sale, subject to the rights, claims, defenses, and obligations, if any, of the Debtors and all interested parties with respect to any such asserted Liens.

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Date: July 29, 2025
Atlanta, GA

KING & SPALDING LLP

/s/ Jeffrey R. Dutson

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EXHIBIT A

Summary of Sale of De Minimis Assets

Selling Party	Store Address	Purchasing Party	Description of Asset	Purchase Price
OTB Acquisition LLC	Lease for Store #240 6536 NW Loop 820, Fort Worth, Texas 76135	OTB Hospitality, LLC	Furniture, Fixtures and Equipment	\$3,000.00
OTB Acquisition LLC	Lease for Store #4 2400 N. Beltline Rd., Irving, Texas 75062	OTB Hospitality, LLC	Furniture, Fixtures and Equipment	\$2,500.00
OTB Acquisition LLC	Lease for Store #86 1003 N I-35 E, DeSoto, Texas 75115	OTB Hospitality, LLC	Furniture, Fixtures and Equipment	\$2,500.00